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General Information	
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Reporting Calendar Year	2018
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Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
	047 202 19	1608 OCEAN FRONT W			SFD	R	01/22/2018							1	1	1		No	NEW SFR W/GARAGE & BASE
	052 131 15	311 NARCISSUS AVE			SFD	R	03/19/2018							1	1	1		No	NEW SFR & GARAGE 4550/601
	047 272 13	818 BAY AVE W			SFD	R	04/03/2018							1	1	1		No	NEW SFR W/GAR 6813 & 650 S
	050 093 05	218 DIAMOND AVE			SFD	R	10/12/2018							1	1	1		No	SFR W/ ATTACHED GARAGE 2
	048 221 06	1801 BALBOA BLVD E			SFD	O	10/31/2018							1	1	1		No	NEW SFR W/ ATTACHED GAR.
	050 193 22	225 BAY FRONT E			SFD	O	11/14/2018							1	1	1		No	NEW SFR & ATT GARAGE 251
	048 023 20	715 BALBOA BLVD W			SFD	R	02/01/2018							1	1	1		No	NEW SFR W/ATT GAR 2460 &
	047 264 19	1034 BALBOA BLVD W			2 to 4	O	01/22/2018							2	2	2		No	NEW DUPLEX 1740/1938 SF W
	439 342 12	20052 CYPRESS ST			SFD	O	10/17/2018							1	1	1		No	NEW SFR W/ATT GAR 3468 SF
	459 222 18	505 POPPY AVE			2 to 4	O	10/24/2018							2	2	2		No	NEW DUPLEX W/ ATTACHED
	052 132 13	311 ORCHID AVE			SFD	R	11/09/2018							1	1	1		No	NEW SFR W/ATT GARAGE 4.3
	050 093 17	203 SAPPHIRE AVE			SFD	R	01/26/2018							1	1	1		No	NEW SFR W/ATT GARAGE 2.2
	442 221 14	2 RUE BIARRITZ			SFD	O	12/06/2018							1	1	1		No	NEW SFR W/ATT GAR 3949 &
	423 271 10	808 VIA LIDO NORD			SFD	R	10/05/2018							1	1	1		No	NEW SFR W/ ATTACHED GAR.
	426 101 26	2500 SIERRA VISTA			SFD	R	10/18/2018							1	1	1		No	NEW SFR & GARAGE 3442/507
	461 043 08	16 ROCKY POINT RD			SFD	O	10/26/2018							1	1	1		No	NEW SFR W/GAR 6030 & 1073
	459 074 16	613 NARCISSUS AVE			2 to 4	R	11/13/2018							2	2	2		No	NEW DUPLEX W/ ATTACHED (
	049 192 17	2691 BAY SHORE DR			SFD	O	10/23/2018							1	1	1		No	NEW SFR & GAR 2067 & 518 S
	458 193 01	1801 PORT ASHLEY PL			SFD	O	11/05/2018							1	1	1		No	NEW SFR W/GARAGE 5,316/4E
	052 120 54	3235 OCEAN BLVD			SFD	O	02/12/2018							1	1	1		No	NEW SFR W/ATT GARAGE 6.5
	050 093 01	226 DIAMOND AVE			SFD	R	01/08/2018							1	1	1		No	NEW SFR/GAR 2365/419 SF C/
	048 292 05	2121 SEVILLE AVE			SFD	R	10/08/2018							1	1	1		No	NEW SFR W/ATT GARAGE 2.9
	459 073 06	710 ORCHID AVE			SFD	R	10/19/2018							1	1	1		No	NEW SFR 2867 SF W/ATT GAR
	114 222 05	5312 RIVER AVE			SFD	O	10/26/2018							1	1	1		No	NEW SFR W/GARAGE 3,212/5E
	050 162 11	206 ONYX AVE			SFD	O	11/13/2018							1	1	1		No	NEW SFR W/GAR 2415 & 413 S
	461 031 08	17 CAMBRIA DR			SFD	R	11/02/2018							1	1	1		No	NEW SFR W/ATT GARAGE & 3
	423 173 03	133 VIA HAVRE			SFD	R	11/14/2018							1	1	1		No	NEW SFR W/ ATTACHED GAR.
	459 085 10	602 ACACIA AVE			2 to 4	O	02/08/2018							2	2	2		No	NEW DUPLEX W/ ATTACHED (
	048 202 11	1555 OCEAN BLVD			SFD	O	01/29/2018							1	1	1		No	NEW SFR W/ATT GARAGE 287
	475 025 10	4501 HAMPDEN RD			SFD	R	02/21/2018							1	1	1		No	NEW SFR W/ATT GAR 4430 & .
	047 282 15	800 OCEAN FRONT W			SFD	O	02/13/2018							1	1	1		No	NEW SFR W/GAR 2227 & 435 S
	423 143 07	200 VIA CORDOVA			SFD	R	01/30/2018							1	1	1		No	NEW SFR W/GAR 3005 & 430 S
	052 012 13	2201 BAYSIDE DR			SFD	O	02/27/2018							1	1	1		No	NEW SFR W/BASEMENT 9129
	458 253 04	1963 PORT DUNLEIGH CIR			SFD	O	01/30/2018							1	1	1		No	NEW SFR W/ATT GAR 4012 &
	050 321 13	1906 SEADRIFT DR			SFD	O	02/26/2018							1	1	1		No	NEW SFR W/ATT GARAGE 4,4
	047 141 04	122 25TH ST			SFD	R	03/06/2018							1	1	1		No	NEW SFR & GAR 1885 & 390 S
	049 043 22	518 ALISO AVE			SFD	O	03/29/2018							1	1	1		No	NEW SFR 2,536 SF
	047 273 17	914 BALBOA BLVD W			SFD	O	04/23/2018							2	2	2		No	NEW DUPLEX & GARAGE/324I
	475 013 05	4527 PERHAM RD			SFD	R	04/30/2018							1	1	1		No	NEW SFR & BASEMENT W/AT
	047 262 07	1012 BAY AVE W			SFD	O	05/18/2018							1	1	1		No	NEW SFR W/ ATTACHED GAR.
	459 195 03	418 LARKSPUR AVE			2 to 4	O	09/27/2018							2	2	2		No	NEW DUPLEX W/ ATTACH GAI
	117 733 02	1941 WINDWARD LN			SFD	R	11/14/2018							1	1	1		No	NEW SFR W/GAR 4287 & 675 S
	424 434 02	210 ORANGE ST			2 to 4	O	12/13/2018							2	2	2		No	MFR - DUPLEX W/GAR 2787 &
	050 112 26	1004 BAY FRONT S			SFD	O	01/09/2018							1	1	1		No	NEW SFR W/ATT GARAGE 2.4
	049 263 12	306 SIGNAL RD			SFD	O	10/10/2018							1	1	1		No	NEW SFR W/BASEMENT & GA
	045 022 07	7302 OCEAN FRONT W			SFD	O	10/19/2018							1	1	1		No	NEW SFR W/GAR 4699 & 415 S
	050 335 04	521 ANGELITA DR			SFD	O	10/31/2018							1	1	1		No	NEW SFR W/ATT GARAGE 4.4
	423 271 06	824 VIA LIDO NORD			SFD	R	11/13/2018							1	1	1		No	NEW SFR & GAR 3729/569 SF
	048 262 04	2017 OCEAN BLVD			SFD	O	01/30/2018							1	1	1		No	NEW SFR W/ GAR 4393 & 635
	052 012 14	2209 BAYSIDE DR			SFD	O	02/27/2018							1	1	1		No	NEW SFR W/BASEMENT 8278

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1						91				92	
	Non-Deed Restricted							1					
Low	Deed Restricted	1											1
	Non-Deed Restricted												
Moderate	Deed Restricted	1											1
	Non-Deed Restricted												
Above Moderate		2		115	197	186	716	406				1620	
Total RHNA		5											
Total Units 44				115	197	186	716	498				1712	2

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1.1	Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing building code regulations and abating code violations and nuisances.	Prepare quarterly report on code enforcement activities.	The building inspectors and code enforcement officers continually enforce code regulations, abatement violations, and nuisances. A quarterly report on code enforcement activities is available and kept on file at the City. The City Council awarded funding for the Senior Home Repair Program. (See Program 1.1.2 for details.)
1.1.2	Investigate the use of federal funds and local funds, including Community Development Block Grants (CDBG) and the Affordable Housing Fund, to provide technical and/or financial assistance, if necessary, to existing lower- and moderate-income, owner-occupants of residential properties through low-interest loans or emergency grants to rehabilitate and encourage the preservation of existing housing stock.	Through Code Enforcement notifications and correction activities, attempt to identify property owners in need of financial assistance and overall resource allocation for a rehabilitation program. Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County and investigate the availability of federal funds in February of each year, when new funding opportunities are typically announced.	On April 29, 2015, the City published Request For Proposal (RFP) No. 15-55 for use of the City's Affordable Housing Fund toward affordable housing development or programming. Three projects received approval of the funding from City Council on November 24, 2015, and updates on project implementation for 2018 are as follows: 1. An agreement with Community Development Partners granting \$1,975,000 to assist with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low-income veterans and 6 with a priority for low-income seniors and veterans (Newport Veterans Project). In June 2017, the project closed on construction financing. Building permits were issued and construction began in July 2017. The lease-up of the units were completed in 2018. 2. Senior Home Repair Program - An agreement with Habitat for Humanity Orange County (Habitat OC) granting up to \$600,000 for critical home repair for low-income seniors. There has been \$194,000 spent with eight projects completed and one in the process at the end of 2018. These projects include repairing and weatherizing roofing, bringing landscaping up to code, repairing stairs and railings, and replacing furnaces and windows. 3. Seaview Lutheran Plaza Project – Seaview Lutheran Plaza was awarded \$1.6 million to assist with the rehabilitation of an existing 100-unit apartment building that is affordable to low-income seniors located at 2800 Pacific View Drive. On July 26, 2016, the City and Seaview Lutheran entered into an affordable housing grant agreement for \$800,000 of the award for upgrades to existing bathrooms. The design and permits were approved late 2016 and construction was underway throughout 2017. By spring 2018 all 100 units were complete. The grant agreement extended the affordability requirement through 2069. Subsequent to the grant, Seaview Lutheran decided to not pursue the remaining \$800,000 for a loan agreement. Therefore, this money remains in the City's affordable housing account.
1.1.3	Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low-, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a determination of consistency with Government Code Section 65590 has been made. The specific provisions implementing replacement unit requirements are contained in Chapter 20.34 of the Municipal Code.	Use Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement Program continuously as projects are submitted.	The City uses Newport Beach Municipal Code (NBMC) Chapter 20.34 Conversion or Demolition of Affordable Housing by monitoring demolition requests and permits. No applicable projects were submitted in 2018.
1.1.4	The City will continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances by providing a report to the all parties involved in a transaction of sale of residential properties, and providing an opportunity to inspect properties to identify potentially hazardous conditions, resources permitting. The report provides information as to permitted and illegal uses/construction, and verification that buildings meet zoning and building requirements, including life safety requirements.	Continuously implement program as RBR applications are submitted to the City. Promote the availability of program to the public and local real estate professionals by maintaining information on website and developing brochure and other promotional materials.	This City report allows the City to verify that its residential buildings meet zoning and building code requirements, life safety requirements as set forth by the City's Municipal Code, and fulfill the State's requirement that all homes have both smoke detectors and seismic strapping of water heaters (California Health and Safety Code, Section 19211). In 2018, there were 1,059 RBRs processed.
2.1.1	Maintain rental opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the vacancy rate in Newport Beach for rental housing is an average of 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 19.64 of the Newport Beach Municipal Code.	Complete a vacancy rate survey upon submittal of condominium conversion application of 15 or more units.	A vacancy rate survey is completed upon receiving an application for the conversion of 15 or more rental units to condominiums. No projects of 15 or more units were submitted in 2018.
2.1.2	Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with lower- and moderate-income housing requirements.	Continuously implement program as affordable housing projects are submitted to the City.	Pending applications that include affordable housing will be expedited
2.1.3	Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households.	Continuously implement program per project submittal as the developer applies for these bonds	The issuance of tax-exempt mortgage revenue bonds is project driven, and the developer typically applies for the bonds. No applications were received.
2.1.4	Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.	Complete review by the last quarter of each year and report within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.	Annual compliance monitoring has been conducted for 2018 and the report for the City's income- and rent-restricted units by LDM Associates (consultant) found all units in compliance.
2.1.5	Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees.	Continuously implement program as affordable housing projects are submitted to the City.	The building permit fees were waived for the Seaview Lutheran Plaza Project. Planning staff assisted as a liaison between the applicant and the Building Division to assist in resolving Building Code issues during the plan check process for the Seaview Lutheran Plaza Project and assisted with coordinating plan check and expediting permitting for the Newport Veterans project.
2.1.6	Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies.	Continuously implement program as affordable housing projects are submitted to the City.	See status of Program 1.1.2.

2.2.1	Maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers.	Update brochure as needed to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.	A brochure is maintained and provided on the City website and in the public lobby.
2.2.2	The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant (CDBG) funds or the City's Affordable Housing Fund.	Continuously implement program as housing projects are submitted to the City.	This program was considered in evaluating the proposals for the RFP and choosing the projects described in Program 1.1.2.
2.2.3	For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.	Use Zoning Code Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement this program continuously as projects are submitted.	The City uses NBMC Chapter 20.34 Conversion or Demolition of Affordable Housing by monitoring demolition requests and permits. One applicable project (PA2018-051) was submitted in 2018, requesting the demolition of four units; none of the four units were found to be occupied by low- or moderate-income households
2.2.4	All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	Continuously implement program as housing projects are submitted to the City	Staff continues to include this affordability restriction as a standard condition on all affordable housing projects, unless an otherwise longer affordability covenant is agreed upon. The Newport Veterans project has an affordability requirement of 50 years and the Seaview Lutheran project will add 30 additional years to their existing requirement, resulting in a new expiration date of 2069.
2.2.5	Advise and educate existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Mesa, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas.	Continuously implement program as prospective developers contact City seeking development information. Maintain a designated staff person that can be contacted to provide housing opportunity information and incentives for development of affordable housing.	A brochure has been created and distributed that outlines development incentives and entitlement assistance available in the City. The brochure is maintained at the public counter in Bay C at the Civic Center and on the City website.
2.2.6	Participate in other programs that assist production of housing.	Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock.	City staff attends Orange County Housing Authority (OCHA) Cities Advisory Committee meetings to keep up-to-date with programs that assist in the production of housing.
2.2.7	New developments that provide housing for lower-income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services.	Provide a copy of the Housing Element to water and sewer service providers. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower-income households which is implemented continuously as these projects are submitted.	In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned Community. The proposed project includes 78 low-income dwelling units. The Draft Environmental Impact Report prepared for the project was released for a 45-day public review period on November 30, 2018, and concludes that adequate water and sewer capacity exist to support the development. The Planning Commission held a study session on December 6, 2018, with project review scheduled for early 2019.
2.2.8	Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens.	Continuously implement program as housing projects are submitted to the City.	Implemented as projects are submitted. Density Bonus information and incentives are included in an informational brochure available to the public. In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned Community. In exchange for providing 78 units affordable to low-income households, the developer has requested a density bonus of 91 units (35%), an incentive to allow for flexibility with unit mix, and a development waiver of building height. The Draft Environmental Impact Report prepared for the project was released for a 45-day public review period on November 30, 2018. The Planning Commission held a study session on December 6, 2018, with project review scheduled for early 2019.
2.3.1	Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative.	Continuously implement program as major commercial/industrial projects are submitted to the City.	In conjunction with the environmental review required under the California Environmental Quality Act (CEQA), potential impacts to population, housing, and employment is reviewed and analyzed. Recent development trends have consisted of redevelopment of commercial and industrial sites for residential development or mixed-use, which has created new housing opportunities in the City. No major commercial/industrial projects were submitted in 2018.
3.1.1	Provide a streamlined "fast-track" development review process for proposed affordable housing developments.	Continuously implement program as housing projects are submitted to the City.	The City will prioritize the development review process for all affordable housing projects. The renovation for the Newport Veterans project, the Seaview Lutheran rehabilitation and any Senior Housing Assistance Repair Program rehabilitation projects were provided "fast-track" plan check.
3.1.2	When a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements, the City shall either (1) grant a density bonus as required by state law, or (2) provide other incentives of equivalent financial value.	Continuously implement provisions of Chapter 20.32 Density Bonus in the Zoning Code as housing projects are submitted to the City.	The City considers Density Bonuses and other incentives on a project-by-project basis. Chapter 20.32 Density Bonus is included in the Zoning Code and is implemented as projects are submitted. As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35%), an incentive to allow for flexibility with unit mix, and a development waiver of building height.
3.1.3	Develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.).	Work with the Affordable Housing Task Force to develop the list and obtain City Council approval by Fall 2014.	Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis. Staff received information from the Department of Housing and Community Development (HCD) on examples of pre-approved incentive programs from the City of Los Angeles and the City of Anaheim. Staff will continue research with HCD to develop pre-approved incentives. As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35%), an incentive to allow for flexibility with unit mix, and a development waiver of building height.
3.2.1	When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development.	Continuously implement program as property owners bring their requests to the City	The City continually monitors requests for zone changes of vacant and developed properties from nonresidential to residential and approves when determined to be compatible and feasible. When approved, these sites are mapped for residential uses on both the Zoning District Map and General Plan Land Use Map. In 2018, one project (Saunders GPA) was under review consisting of rezoning of nonresidential property to mixed-use land uses, including up to 329 residential units.

3.2.2	Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall maintain an exception to the minimum 10-acre site requirement for projects that include a minimum of 30 percent of the units affordable to lower-income households. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the exception includes provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area.	Continuously implement program as projects are submitted to the City.	The Residential Overlay of the Newport Place Planned Community implements this program by providing an exception to the 10-acre site requirement for residential development projects in the Airport Area that include a minimum of 30 percent of the units affordable to lower income households. In 2017, the Newport Crossings Mixed-Use project, a 350 dwelling unit mixed-use development was submitted within the Airport Area under the Residential Overlay. In exchange for providing 78 units affordable to low-income households, the project is eligible for the 10-acre site requirement, a 91-unit density bonus, and development incentives and waivers. The application includes a Site Development Review to ensure that the sufficient amenities and neighborhood integration improvements are provided. As proposed, the project provides extensive on-site recreational amenities, including separate pool, entertainment, and lounge courtyards with eating, seating, and barbeque space; a rooftop terrace; a fifth-level view deck; a club room for entertainment and gatherings; and a fitness facility. In addition, a 0.5-acre public park is proposed to be constructed and dedicated to the City, and a public plaza is located in front of the retail shops facing the main corner of the project at Corinthian Way and Martingale Way that will provide additional informal areas that residents can take advantage of.
3.2.3	The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H3 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals.	Continuously implement program as housing projects are submitted to the City. Review and update as necessary the Site Analysis and Inventory and provide information to interested developers	Appendix H3 is the Sites Analysis and Inventory which identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need allocation to provide realistic opportunities for the provision of housing to all income segments within the community. Appendix H3 can be found in the Housing Element available at the Planning Division or online at http://www.newportbeachca.gov/index.aspx?page=2087 The City has completed the following: 1. A user-friendly Sites Analysis and Inventory is on the City's website. The City will encourage density bonus and offer incentives to interested developers. 2. A brochure is available on the website and in the public lobby that promotes the incentives and opportunities for affordable housing projects, which includes information of the City's Sites Analysis and Inventory. 3. A layer and note have been added in the City's Geographic Information System (GIS) to identify sites within the inventory to assist staff in providing information to interested developers.
3.2.4	The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis, and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives.	Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.	In 2018, construction began the development of the Plaza Corona del Mar project, six detached residential condominiums units on an identified vacant site in Corona del Mar. The City also has significant projects on sites identified as underutilized: • Uptown Newport was approved in February 2013, for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. The Uptown Newport Planned Community requires densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allows additional density opportunities with a density bonus. Construction of the first phase of the project (455 apartment units, including 91 affordable units) occurred in 2018 with anticipated completion in March 2019. • The Newport Crossings Mixed-Use project is located on a site identified as underutilized. The project was submitted in 2017 and was under review in 2018. The project includes the development of 350 residential apartment units, including 78 units for low-income households. The Planning Commission held a study session on December 6, 2018, with project review scheduled for early 2019. • Koll Center Residences is an active application for the development of 260 for-sale condominium units located on a site identified as underutilized. The application is currently under review by the City. A Planning Commission study session was scheduled for early 2019.
4.1.1	Annually contact owners of affordable units for those developments listed in Table H12 as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted.	Conduct as part of the annual compliance monitoring program required by Program 2.1.4. Contact list shall be provided on City website and updated annually	Staff maintains an updated contact list for affordable units in conjunction with the 2014-2021 Housing Element. LDM Associates (consultant) included this information that was sent to the owners as a part of the annual monitoring. During the RFP process for the expenditure of the affordable housing funds, the City and LDM Associates reached out to the owners of the existing affordable housing units within the City and there was no interest to extend the existing affordable housing covenants except from Seaview Lutheran (see Program 1.1.2 for details).
4.1.2	The City shall maintain registration as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of Community Development Block Grant (CDBG) funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability.	Maintain registration as a Qualified Preservation Entity with HCD. Continuously implement program as notices are received from property owners.	The City of Newport Beach is registered as a Qualified Preservation Entity with HCD in 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units.
4.1.3	Continue to maintain information on the City's website and prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.	Attend quarterly OCHA (Cities Advisory Committee) that provide updates on OCHA Section 8 waiting list and housing opportunities to ensure information provided on City website is up-to-date. If Section 8 waiting list is opened, promote the availability of the program through marketing materials made available to the public	Pamphlets informing prospective tenants and landlords about the Orange County Housing Authority (OCHA) Section 8 program have been made available in the public lobby and information is posted on the City website.

4.1.4	Investigate availability of federal, state, and local programs and pursue these programs, if found feasible, for the preservation of existing lower-income housing, especially for preservation of lower-income housing that may convert to market rates during the next 10 years. In addition, continually promote the availability of monies from the Affordable Housing Fund as a funding source for the preservation and rehabilitation of lower-income housing. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.	Investigate availability of programs in February of each year, when new funding opportunities are typically announced.	The City attends OCHA meetings and has continued to investigate available programs and evaluate the feasibility of participating in such programs. The Newport Veterans project worked directly with OCHA to obtain project-based Veterans Affairs Supportive Housing (VASH) vouchers. Orange County is provided VASH vouchers which are distributed to the Cities via OCHA. The project was awarded the project-based VASH vouchers in 2016. Renovations of the units began in 2017 and lease-up of the project-based voucher units was complete in spring 2018. Additionally, the project received Veterans Housing and Homelessness Prevention (VHHP) funding through the Department of Housing and Community Development.
4.1.5	The City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the 5 years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value.	Conduct as part of the annual compliance monitoring program required by Program 2.1.4.	Staff and consultant LDM Associates ("LDM") were able to coordinate meetings and phone calls with property owners of existing units subject to affordable housing covenants or agreements. The owners were not interested in extending the existing affordable housing covenants. Staff worked with LDM to provide a notice to potentially affected property owners. The notice was mailed out on February 25, 2016. Additionally, LDM discovered that one of the expiring affordable housing covenants did not provide the state law required notice to their tenants. In May 2017, LDM notified the owner and management of 1544 Placentia Avenue and as a result, the expiration date of the affordability covenant was extended into 2018 to meet state law notice requirements. In 2018 the following covenants for affordable housing expired and staff was unable to reach an agreement to extend the affordability agreements: <ul style="list-style-type: none"> • 849 West 15th Street - 15 units • 1544 Placentia – 25 units • 843 West 15th Street – 65 units
4.1.6	In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park.	Continuously implement program as projects are submitted to the City.	Zoning Code Section 20.28.020 ensures compliance with the Government Code Section. No relocation impact reports were proposed in 2018.
4.1.7	Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City will, in cooperation with the Housing Authority, recommend and request use of modified fair-market rent limits to increase the number of housing units within the City that will be eligible to participate in the Section 8 program. The Newport Beach Planning Division will prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders, and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.	Attend quarterly OCHA (Cities Advisory Committee). Continue to maintain information on City's website informing landlords of the program benefits of accepting Section 8 Certificate holders.	Staff attends the quarterly meetings of the OCHA Cities Advisory Committee. Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents. A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program. City staff worked closely with OCHA staff to facilitate the award of the Veterans Affairs Supportive Housing (VASH) Vouchers to the Newport Shores project (see Program 4.1.4).
4.2.1	Implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects.	Continuously implement program as housing projects are submitted to the City.	The Newport Veterans project incorporates water-efficient landscaping
4.2.2	Affordable housing developments that receive City assistance from Community Development Block Grant (CDBG) funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units.	Continuously implement program as housing projects are awarded funds from the City.	The Newport Veterans project and the Seaview Lutheran project incorporated the use of energy efficient appliances and lighting.
4.2.3	Investigate the feasibility and benefits of using a portion of its CDBG or other local funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners.	Complete investigation by Fall of 2014.	Continuously monitor requests for assistance and Code Enforcement quarterly reports to determine need.
4.2.4	Maintain a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects.	Continually implement program as projects are submitted to the City	In 2018, the City staff included one Leadership in Energy and Environmental Design (LEED) accredited staff member who was available to provide technical assistance when requested.
4.2.5	To encourage voluntary green building action, the City shall maintain a green recognition program that may include public recognition of LEED certified buildings (or equivalent certification), payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments.	Enhance City website to provide recognition of exceptional developments and to promote the sustainable construction by Spring of 2014.	Staff will work on construction of a new webpage that will provide recognition to LEED certified buildings by displaying their project with pictures and their name or other information they would want advertised. An informational flyer is also being drafted to encourage green building that will advertise the new webpage and will be provided in the public lobby.
5.1.1	Apply for United States Department of Urban Development Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless.	Continue to annually apply for CDBG funds and submit Annual Action Plan to HUD in May of each year.	Through the approved Action Plans for Fiscal Year 2018-2019, the City allocated funding to the following organizations to preserve the supply of emergency and transitional housing: Families Forward, Second Chance Orange County, and Fair Housing Foundation.

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Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Newport Beach	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units	6	5	1	12					agreement with Community Development Partners grantir
Total Units by Income	6	5	1	12					

Jurisdiction	Newport Beach	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		0

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	116
Number of Proposed Units in All Applications Received:	133
Total Housing Units Approved:	123
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas